Team Lead: Simon Raper, Global Principal, Unispace

Team Members:
Donavin Wick, Development Manager, Argosy Property
Stephen Oxford, Executive Director, Synergy Group
Alicia Taylor, Workplace Co-ordinator, Workday
Kirsten Andrews, Development Manager, Ngāi Tahu Property
Charles Baltasar, APAC RE Director, Unisys Australia
Space Utilization & Metrics
Team Number: #13

- Normal workplace
- Metrics – 1:8 SQ M to 1:16 SQ M / person
- Latest workplace designs
- Kitchens & collaborations spaces – social environment
- Lots of open plan workspaces and hot/shared desking
• Getting to work
• Congested streets, people waiting to cross the road at the lights
• Cars bumper-to-bumper, increased private travel (cars)
• Meetings (large numbers in the office)
• People taking taxis and Uber between meetings, not trams and public transport
• Lunch on the go, between meetings
• Working from home
• Teams/Skype/Zoom/Webex...
• Kids still at schools, mixing in the same spaces with each other – parents getting nervous
COVID-19 Apps and alerts allowing some restriction easing and the slow ‘return to work’
Every second desk to not be used
Staggered return to the workplace
Safety managed
Stay home, stay safe

Apps tracking to help with social distancing – proven to work in reducing infections & spread

People start to return to work – small numbers – surgical masks the new normal business wear!
• Keeping family at home if possible
• Keep children at home, or return to school?
• Stay working from home if possible
• Reduce use of public transport
• Return home, straight to shower and wash cloths?
Alert levels reducing, vaccine potential
Decisions:
  • Staff safety
  • Job Security
  • Collaboration required for job?
  • Amenities, or work systems/tools
Properties become people centric
Space Utilization & Metrics
Team Number: #13

- Returning to work (the new normal)
  - Space requirements
  - Hybrid offices/spaces and new ways of working
  - Reduced footprint or increased footprint?
  - More working from home
  - Collaboration and social spaces
  - More options, technology enabled

COVID-19 Alert levels reducing, vaccine found
• Post-COVID-19 “The New Normal”
  • More working from home, maybe 25%
  • More flexibility when and where to work, technology enabled
• Metrics and Utilization – minor changes to CRE footprints, as staff habits/behaviors accommodate the new social distances, design and planning rules.
Thank you!

Stay safe, stay well and we look forward to meeting you all again in person, until we bump elbows.